



FAYETTEVILLE

NO LIMITS ON IMAGINATION

P&Z COMMISSION
Sarah Murphy, Chairman
Ken Collins, Vice-Chair
Debi Renfroe
Toby Spencer
Brett Nolan
David Hilderbrandt

DATE:

09/22/2020

PLANNING & ZONING COMMISSION

ACTION MINUTES

Present: Planning and Zoning Commissioners Sarah Murphy, Ken Collins, Brett Nolan, Debi Renfroe, Toby Spencer and David Hilderbrandt.

Staff members present: Director of Community Development David Rast, City Planner Denise Brookins and Senior Planner Julie Brown.

Approval of Agenda

Motion to approve the September 22, 2020 agenda – *Nolan, Second -Collins. **Approved unanimously***

Approval of Minutes

1. Consider approval of August 25, 2020 Planning and Zoning Commission meeting minutes. *Motion to approve. – Collins, Second- Nolan. **Approved unanimously***

PUBLIC HEARINGS:

1. Consider request from Brent Holdings, LLC for variances from Section 94-315(b) to allow a reduction in the required perimeter buffer zone from 30' to 15', and from Section 94-315(c) to allow clearing and grading within the reduced buffer. Property located at 180 and 190 Whitney Street (Parcel Numbers 0517 014 and 0517 036). (File # 20-020). *Motion to approve with the following conditions.*

(1) The Applicant shall provide detailed landscape plan specifically for the buffer area identifying how this area will be restored. The plan shall include no less than one fully-branched evergreen tree (min. 6' height) and three evergreen shrubs (min. 3-gallon) planted in staggered rows every 10' on center for the entire length of the buffer. The landscape plan shall be prepared by a Registered Landscape Architect licensed to practice in the State of Georgia and submitted for review by City Staff and the Planning and Zoning Commission as a part of the preliminary plat approval process.

COMMUNITY AND ECONOMIC DEVELOPMENT STAFF:

David Rast, Director | Denise Brookins, City Planner | Julie Brown, Senior Planner | Geneva Walker, Administrative Assistant

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- (2) *All buffer planting shall be complete prior to approval of the final plat. The developer of the subdivision shall provide a landscape survival bond in accordance with Section 42-78(2) of the Code of Ordinances.*
- (3) *Maintenance of all plant material within the buffer area shall be the sole responsibility of the property owner and/ or the Homeowner's Association. - Collins, Second Nolan.*
Approved unanimously

OLD BUSINESS:

None to be discussed.

NEW BUSINESS:

1. Consider Preliminary Plat for Dixon Farms, a 47 lot subdivision to be located at the corner of Whitney Street and Summit Point Drive (Parcel Numbers 0517 014 and 0517 036). (File # 20-020). *Motion to approve the preliminary plat for the Dixon Farms subdivision as submitted. – Murphy, Second Collins. Approved unanimously*

REPORTS AND COMMENTS:

None to be discussed.

ANNOUNCEMENTS:

Mr. Rast updated the Planning and Zoning Commission on the following projects.

1. Mc Allister's Deli – 1150 Hwy 85 North. Received request for a 12-month extension on the development plans approved by city staff. Request was approved.
2. Walton Communities- Project has received all approvals and will be moving forward after the first of the year.
3. Meridian on the Square- 120 N Glynn Street. City staff is wrapping up development plan review, applicant plans to start construction by years' end.
4. Oceanic Data Center- Hwy 54 West- Received Conceptual Site Plans. This project must receive GRTA Notice of Decision before moving forward for P&Z Commission review.